

HARTSOCK VILLAGE CONDOMINIUMS HOMEOWNERS ASSOCIATION  
Board of Directors Meeting Minutes  
February 7, 2011

Officers Present: Alice Wilson, Melody Dates, Mike McGrew, Patricia Lau

Property Manager Present: Bruce Beers

Committee Chairs Present: None

Quorum: Yes

**Opening:**

The meeting was called to order by Alice Wilson at 5:30p.m. February 7, 2011 at the Hartsock Village Condos, 3755 Hartsock Lane, Colorado Springs, CO 80917, Unit 303 of Treasurer, Melody Dates.

**Discussion:**

1. January Financials. Overhead Door Co charges on 11/4/10 and 1/14/11 for building 3 on 1/7/11 for building 2, J&B Landscape charges for landscaping and turning off sprinkler.
2. Status of weather stripping for garage door, building 3.
3. Notice of March 26th Annual Meeting with Frequently Asked Questions attached to be mailed to Owners.
4. Budget to be finalized and approved.
5. Building Access. Ron Davis has a set of keys. Western States has the access codes only. Bruce has a set of keys in his office.
6. Knox Box. Houses a key for the Fire Department to access the building in case of emergency.
6. Changing Locks. Based on the rental activity physically re-keying all door locks and changing garage door codes may not be feasible.
7. Security. A card system to monitor and manage building access best suits our needs but is costly.
8. Water dripping in the sprinkler room, building 3. The plumber is scheduled to come out on Tuesday, February 8.
9. Elevator in building 3 with button pushed in to be checked.

10. Water leak building 3. A frozen pipe located in the furnace room unit 302 burst. Water poured down to units 202 and 102. Areas affected will be checked for additional damage.
11. Electrician is scheduled to troubleshoot various problems reported in buildings 2 and 3.
12. **Next Meeting TBA**

**Approval of Meeting Minutes for the January 7, 2011 HOA Board of Directors Meeting:**

The minutes of the January 7, 2011 meeting were approved by e-mail.

**Adjournment:**

The meeting was adjourned at 6:11p.m.

Prepared by: Patricia Lau, Recording Secretary on February 16, 2011